

Architectural Review Board

Minutes

(Via Tele-Conference)

August 4, 2020

(This meeting was postponed due to inclement weather)

MEMBERS PRESENT: Kevin Jayroe, Kristina McManus, Debra Smalls, Dwayne Vernon, & Sally Gillespie

MEMBERS ABSENT: Linda Abate' & Lee Padgett

OTHERS PRESENT: Tracy Gibson, Angela Rambeau, Sandra Yudice', & Debra Grant

- I. Call to Order**
- II. Public Input: None**
- III. Approval of minutes for June 1, 2020;** Mr. Jayroe made a motion to approve the minutes as submitted; seconded by Ms. McManus; the motion carried 4 to 0 by a roll call vote *(Ms. Gillespie was not present at that meeting)*
- IV. New Business:**

- 1. Mr. & Mrs. John Kester** are requesting the approval to construct a 6' wooden privacy fence along the northeast and northwest property lines at 117 Meeting Street. **Tracy Gibson/City Staff** told the board that the property owners would like to install a new 6' privacy fence on their property. **Mr. John Kester/Owner** said the fence would be a wooden privacy fence and will be a louvered design. **Ms. Gillespie** asked if page 8 is the design that will be constructed. **Mr. Kester** said yes page 8 is the correct design.

Motion: Mr. Vernon made a motion to approve the application as submitted, citing Design Standards for Residential Properties, Chapter 4; Section 19.0; page 79 (Fences, Gates, & Walls), **seconded by Mr. Jayroe; the motion carried 5 to 0 by a roll call vote.**

- 2. Mr. Earl W. Grant** is requesting the approval to install a driveway on the right side of his property at 431 Highmarket Street. **Tracy Gibson/City Staff** said the owner would like to install a driveway on the right of the property in the rear off of Cannon Street. **Mr. Earl Grant/owner** said he would like access to the rear of the property, by getting a curb cut and installing a driveway off of Cannon Street. *(Mr. Kevin Jayroe stated that he does own the neighboring property on Highmarket Street)* **Mr. Jayroe** asked Mr. Grant if his request was for a parking pad, a driveway, and 2 gates. The existing picket fence will be adjusted to allow the double gates for access. **Mr. Jayroe** asked if the driveway would have any type of covering, like cement or stone. **Mr. Grant** said he could install cement, pebble stones, or whatever the board thinks is best, but his request is for concrete. **Mr. Vernon and Ms. Smalls** had concerns about the space for this driveway. **Mr. Grant** said there is plenty of room for the driveway. **Mr. Vernon** said he did not have a problem with the request, he just doesn't think the drawings submitted is correct. **Mr. Jayroe** said he has previously measured this space and it will allow a small vehicle to be parked there. **Ms. McManus** asked if there was any other driveway on the property. **Mr. Grant** said no there is not another driveway, he said he would like to install a cement driveway. **Ms. Gillespie** said the board does not have oversight over driveways, however with the age of the house and the care that has been put into it, a cement driveway would not be appropriate to the home, as a gravel or rock

driveway would be, and a gravel or rock driveway would help prevent flooding in the yard because of the run off. **Mr. Grant** said it would be concrete, and solid. **Mr. Jayroe** read into the record that concrete is an allowable material.

Motion: Mr. Jayroe made a motion to approve the application to allow the alteration of the existing fence to add a double gate, and to allow a concrete/gravel driveway that will allow the parking of cars, citing Design Standards for Residential Properties; Chapter 4; Section 18.0; page 75 (Driveways and Parking Areas), Chapter 4; Section 19.0; page 79 (Fences, Gates, & Walls), **seconded by Mr. Vernon; the motion carried 5 to 0 by a roll call vote.**

3. **Mr. Eugene Davis** is requesting the approval to replace his fence with a 6 ft. black chain link fence at 714 Duke Street. **Tracy Gibson/City Staff** told the board that the owner wanted to install the 6 ft. black chain linked fence. **Mr. Davis/owner** said the fence will be in the rear of the property, it will replace an old wooden fence and a chain linked fenced that is falling down. The property next door that is owned by his sister already has a chain linked 4 ft. fence. **Mr. Davis** said he is going to plant Jasmine plants that will cover the fence. The fence that surrounds the cemetery is not as high as the proposed fence. **Ms. Smalls** said the fence will border the rear of the property. **Mr. Vernon** said the Design Guidelines says a chain linked fence is not appropriate in front yards or readily visible side yards; he asked if the fence would be visible. **Ms. Smalls** said the fence will be in the back of the property and it abuts the empty lot that Mr. Jayroe referred to, and it won't be seen from Duke Street. **Mr. Jayroe** said this fence will be covered with the Jasmine that Mr. Davis will plant. **Ms. Smalls** said the rest of the property has wrought iron fencing and this chain link will be in the back. **Mr. Jayroe** said except for the height, the same style fence was approved for the neighbor. **Mr. Vernon** had concerns that the fence would be seen from the graveyard. **Ms. Smalls** said it will not be visible from the graveyard. **Mr. Jayroe** said this fence will be in the rear yard and cannot be seen except from across the Commercial District. **Ms. Gillespie** said this is a complicated property because of the cemetery and the property being divided, there is existing chain linked fence, and the new fence would blend in better than what is there now, and she feels it should be allowed. **Mr. Jayroe** asked that the board remember that this house is listed as "Not Eligible" by the National Registry.

Motion: Mr. Jayroe made a motion to accept the application as submitted, citing Design Standards for Residential Properties; Chapter 4; Section 19.0; page 79 (Fences, Gates, & Walls), **seconded by Ms. Smalls; the motion carried 4 to 1 by a roll call vote** (*Mr. Vernon cast the downward vote*).

4. **Mr. & Mrs. Jim Hooks** are requesting the approval to remove and replace existing roof over the rear entry door, add a screen porch adjacent to the kitchen, add an open deck, and remove an existing ramp at 430 Highmarket. **Tracy Gibson/City Staff** asked the Hooks to explain their project. **Mrs. Hooks/owner** said this property was once a law office owned by her brother and they have since bought it and would like to renovate it for their home after retiring. The porch and deck are being requesting because the current design holds water. The ramp will be removed to make the outside space larger. All building material will be in-kind, and lattice will be used for the underpinning. Mrs. Hooks said the 3 windows in the rear of the house will be removed and a set of French doors will be installed, as well as a new wooden screen door to the screened porch. **Mr. Vernon** asked about the windows, and

asked if they were going to be replaced. Ms. Hooks said all windows will remain, except for the 3 windows that will be removed for the installation of the French doors.

Motion: Mr. Vernon made a motion to accept the application as submitted, citing Design Standards for Residential Properties; Chapter 3; Section 14.0; page 57 (Porches, Columns, & Railings), Section 15.0; page 63 (Roofs), Chapter 5; Section 24.0; page 95 (Decks), and Section 27.0; page 108 (Ramps, Lifts, & Elevators), **seconded by Ms. Gillespie; the motion was carried 5 to 0 by a roll call vote.**

5. **Mr. David Kossove** is requesting the approval to remove a block wall and construct a new brick wall at 916/918 Front Street. **Tracy Gibson/City Staff** said Mr. Kossove along with the City of Georgetown is requesting the approval to remove the existing block wall and replace it with a decorative 6 ft. brick wall. **Ms. Angela Rambeau/Director of Planning & Community Development** said Mr. Kossove has recently purchased 916/918 Front Street and plan to do some extensive renovations and additions to the property; this will include converting the back into an outdoor patio for outdoor dining. He would like to demolish 31 ft. of the back wall and construct a 6' decorative brick wall. Ms. Rambeau said the packets show the existing wall (interior and exterior) and the proposed new wall. This wall is owned by the City and straddles both property lines; however Mr. Kossove wants to pay the expense to replace the wall and the City feels it will be a good addition for the area. **Mr. Jayroe** asked if Mr. Kossove was given permission to bury the utility lines in the rear of the property. **Ms. Rambeau** said yes, Council did approve that at the last meeting. **Mr. Jayroe** asked what the gate would look like. **Ms. Rambeau** said Mr. Kossove did not give the specifics but she believed it would be wrought iron. **Ms. Gillespie** said the rendition shown in the packets shows an arched gate, however the pictures shows a much higher wall and she wanted to know what the gate would look like. **Ms. Rambeau** said the new wall will be 6' high, and the picture submitted is not to scale. **Ms. Gillespie** had questions about the plat. **Ms. Rambeau** said this project is for 916/918 Front Street only. **Mr. Vernon** said the gate needs to be added to the application and the design of the gate needs to be submitted. Ms. Rambeau said she did not know if the design of the gate was decided at this point, but asked if the board could give her the approval of the wall, and they would come back with the design of the gate. **Mr. Jayroe** asked if the brick that would be used for the new wall would match the brick on the caps of the existing stucco wall. **Ms. Rambeau** said she believes Mr. Kossove wants to keep the look of the brick on the caps. **Mr. Jayroe** said he understands why there is a need for outside dining at this time. **Mr. Vernon** said he does not have a problem with the 6 ft. brick wall, however he needs the details on how the bricks are going to look and the gate. **Mr. Jayroe** asked if Mr. Kossove goes back with the same dimensions that is there now, would that be acceptable. **Dr. Sandra Yudice'/City Administrator** said the gate will be made of wrought iron or aluminum, and it will be as tall as the wall. **Mr. Vernon** asked the width of the gate. **Dr. Yudice'** said it will be in proportion to the wall. **Mr. Jayroe** asked if the new wall will be the same size and scale of the existing wall. **Dr. Yudice'** said this application is for the approval to remove the existing wall and rebuild with a new brick wall and gate. **Ms. Gillespie** asked what area will be removed. **Ms. Rambeau** said the wall up to the green gate (page 5) will be removed, the green gate will remain. **Mr. Jayroe** said from what he is seeing from the pictures, the pillar next to the green gate will be removed and reconstructed and the green gate reattached. **Mr. David Kossove/owner** said the wall across 916/918 Front Street will be removed, hopefully this will encourage others to improve the wall behind their businesses, or maybe the City will do the improvements. Mr.

Kossove said he could rebuild with stucco, but he feels it needs to be something different. Mr. Kossove said he wants to build the wall back at 8 ft. and it will be constructed with Savannah bricks. **Ms. Gillespie** said she would be willing to approve the demolition, but feels more information is needed before they can give the approval for the new brick wall. **Mr. Jayroe** asked that Mr. Kossove come back with all design details of the project; placement of gates, how many pillars are coming down, lighting, etc. **Mr. Kossove** said that would be fine, at this time he just wants to get the wall down and all the utility wires moved. **Ms. Rambeau** said this still has to go to City Council for approval and they don't want to approve the demolition until they know what the rebuilt wall will look like. **Mr. Kossove** said he would like to move forward with this project, but every time this gets pushed back another project begins. *The board asked that Mr. Kossove get all details of the wall and gate and they will hold an onsite meeting on next Wednesday, August 12th at 10 am. Dr. Yudice' said the Council agenda submittal date will be extended to August 13th to allow this item to be added. Tracy Gibson/City Staff asked that Mr. Kossove send all renderings to Debra Grant as soon as possible so they will be sent to the ARB members.*

V. Board Discussions: None

VI. Adjournment: With there being no further business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*